



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD**

Conference Room A *

"Zoom" Link: <https://us06web.zoom.us/j/82610633653>

**Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, October 2, 2023**

2023 SEP 28 AM 8:53

RECEIVED TOWN CLERK
SEP 27 10:11 AM

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Items**
 - A. Planning Board's Report to Town Meeting on proposed Warrant Articles
- 3. Discussion Items**
 - A. Presentation Plan and Strategy for proposed Warrant Articles at Town Meeting
- 4. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearing**
 - A. (7:30 PM) Zoning Bylaw Amendment Articles, Fall Town Meeting Warrant.** A Public Hearing, pursuant to Mass General Law Chapter 40A, Section 5, on proposed amendments to the Grafton Zoning By-Law, which have been submitted to the 2023 Fall Annual Town Meeting Warrant as follows:
 - ZBL 2023-01: Amend Section 13 entitled North Grafton Transit Village Overlay District (NGTVOD) to add a Subzone B and all associated requirements.
 - ZBL 2023-02: Amend Section 5.10.2 entitled Definitions by updating the definition language for "Marijuana Retailer" and "Off-Site Medical Marijuana Dispensary," to align with the MA Cannabis Control Commission's regulations.
 - ZBL 2023-03: Amend Section 3.1.2 – Zoning Map entitled Town of Grafton, Massachusetts Zoning Map by creating a new overlay district entitled "MBTA Communities Overlay District."
 - ZBL 2023-04: Create Section 14 entitled "MBTA Communities Multi-Family Overlay District" to allow a minimum of fifteen units an acre (15/acre) of multifamily housing by right in designated overlay zones of reasonable size, for compliance with Section 3A of MGL c. 40A.

The Planning Board reserves the right to take agenda items out of order.

Grafton Planning Board
Meeting Agenda
October 2, 2023

- ZBL 2023-05: Amend Section 3.2.3.1 entitled Appendix A – Use Regulation Schedule to add new regulations for seasonal outdoor dining.
- ZBL 2023-06: Amend Section 2.1 entitled Definitions by adding definition language for “Tractor-Trailer.”

Public Hearing continued from September 25, 2023.

7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. (“Zoom”) will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting’s agenda posted to the town calendar on the homepage of Grafton’s website, www.grafton-ma.gov.

The October 2, 2023, Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/82610633653>